

## **CARE PROPERTY INVEST**

Public limited liability company (société anonyme/naamloze vennootschap),  
Public Regulated Real Estate Company (Société Immobilière Réglementée (SIR) /  
Geregulementeerde Vastgoedvennootschap (GVV)) under Belgian Law  
Registered Office: 3 Horstebaan, 2900 Schoten  
Companies Registration No. 0456.378.070 (LPR Antwerp)  
(the “Company”)

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### **Care Property Invest expands its Spanish portfolio with a residential care centre in Elche**

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Schoten, Belgium – Wednesday 28 September 2022

Following the press release of 12 December 2021, Care Property Invest finalised the purchase today of 'Solimar Elche', a yet-to-be-developed residential care centre in Elche (Autonomous Community of Valencia). The project will be built by Obras Especiales S.A (Obenasa). Upon completion, expected in Q2 of 2025 at the latest, the building will accommodate 148 senior citizens.

Today the Company acquired the land of this project on which Obras Especiales S.A (Obenasa) will shortly build the residential care centre. The construction works will be financed in instalments by Care Property Invest, depending on the progress of the works.

The total investment value for the construction of this residential care centre is estimated to be approximately €10.8 million. Care Property Invest is entering into its second operational partnership with Solimar, part of the Vivalto Group, a large European player in the operation of healthcare facilities. This transaction is part of Care Property Invest's strategic growth plan on the Spanish market.

**Peter Van Heukelom, CEO of Care Property Invest;**

*'With the construction of this residential care centre, our team continues to work on the expansion of our Spanish healthcare property portfolio which, together with Solimar Elche, now counts 8 projects (including those signed under suspensory conditions). We look forward to partnering with Solimar and Vivalto Group for the second time.'*




### The operator

The project will be operated by Solimar, a subsidiary of the Vivalto Group. Solimar is a local Valencian healthcare operator, currently operating 7 residential care centres in the region.

Vivalto Group currently operates 83 residential care centres in 5 countries. They are currently active in France (30 residential care centres), Belgium (32 residential care centres), Canada (2 residential care centres), Ireland (9 residential care centres) and Spain (10 residential care centres). In 2020, Vivalto Group took its first step onto the Spanish market via Solimar, by managing 7 residential care centres in the Valencia region.

### Overview sheet

Elche (ES) – Solimar <b>Elche</b>	
	<b>Closing date:</b> 28 September 2022
	<b>Address:</b> Calle Monseñor Antonio Hurtado de Mendoza, 03293 Elche, Spain
	<b>Operator:</b> Solimar, a 100% Spanish subsidiary of the Vivalto Group
	<b>Capacity:</b> Residential care centre with 148 residential units – yet-to-be-developed RCC 124 rooms (100 single rooms and 24 double rooms)
<b>Project:</b>	The building will have a total of 124 rooms, distributed over 6 floors (a basement, a ground floor and 4 upper floors). The project will be equipped with, among other things, a private doctor's office, a fitness and rehabilitation room and a hairdressing salon.
<b>Location:</b>	'Solimar Elche' is located on the outskirts of the city, in a recently developed part of town, near a large residential area and the 'del Vinalopo' hospital. It lies about 1 km away from the heart of Elche, where there are several shops, supermarkets, banks, restaurants and cafés. Easy access to the project is guaranteed by the proximity of the AP-7 and the N-340 (the main access roads to and from Elche).
<b>Sustainability:</b>	The residential care centre will have an EPC B (Building Energy Rating) and has several energy-efficient features such as 60 solar collectors for warm water production, 96 solar panels for electricity production and LED lighting throughout the building. This project is fully in line with our futureproof sustainability vision.
<b>Year of construction/ renovation:</b>	Construction works are expected to start in Q3 of 2022. Provisional delivery is expected at the latest in Q2 of 2025.
<b>Transaction:</b>	Asset deal. Financing in instalments by the Company.
<b>Type of contract:</b>	New long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable).
<b>Total investment value:</b>	Approximately €10.8 million.
<b>Financing:</b>	Loan capital.

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Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in Belgium, The Netherlands, Spain, as well as elsewhere in the European Economic Area.

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Caution regarding forecasts

*This press release contains forecasts involving risks and uncertainties, amongst others statements regarding plans, objectives, expectations and intentions of Care Property Invest. Readers are cautioned that such forecasts involve known and unknown risks and are subject to significant business, economic and competitive uncertainties which are mostly beyond Care Property Invest's control. If one or more of these risks or uncertainties materialise or should, if applied, basic assumptions prove incorrect, the final results may significantly deviate from the anticipated, expected, estimated or projected results. Consequently, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.*

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**About Care Property Invest**

Care Property Invest NV/SA is a Public Regulated Real Estate Company (public RREC) under Belgian law. The Company has been listed on Euronext Brussels for over 25 years and invests in high quality healthcare real estate for elderly and disabled people on the European market. Care Property Invest purchases, builds and renovates high-quality healthcare real estate (residential care centres, groups of assisted living apartments, residential complexes for people with a disability, etc.), fully tailored to the needs of the end user and then makes it available to solid healthcare operators on the basis of a long-term contract.

The Company has developed an international portfolio of 142 healthcare projects, spread across Belgium, The Netherlands, Spain, and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €492 million on 27/09/2022. The Company aims to create a stable share for its shareholders with a low-risk profile and a stable and steadily growing dividend.

<b>Ticker:</b>	CPINV
<b>ISIN Code:</b>	BE0974273055
<b>Index listings:</b>	<ul style="list-style-type: none"><li>• Belgium BEL Mid (Euronext Brussels)</li><li>• Euronext Real Estate (Euronext Brussels)</li><li>• GPR (Global Property Research) General Europe Index</li><li>• GPR (Global Property Research) General Europe Quoted Index (excl. open-end bank funds)</li></ul>
<b>EPRA</b>	EPRA member since December 2016. In September 2022, the Company received its sixth EPRA BPR Gold Award.
<b>Website</b>	All further information can be found on our website, <a href="http://www.carepropertyinvest.be">www.carepropertyinvest.be</a> .